

PETITION FOR SPECIAL EXCEPTION 84-151-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for residential.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Islamic Society of Baltimore, Maryland, Inc.
(Type or Print Name)

Signature: *Mohammad Z. Awan*
Signature

Address: *Mohammad Z. Awan*
(Type or Print Name)

City and State: _____
City and State

Attorney for Petitioner: *223 Eastern Blvd. 256-8859 H*
(Type or Print Name) Address
Baltimore Co. Md. 21221 396-7030 W
Signature City and State

Address: *38 S. Dundalk Avenue*
Address
Baltimore, Maryland 21222
City and State

Attorney's Telephone No.: *288-9303*
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this *20th* day of *September*, 19*83*, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property, be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the *13th* day of *December*, 19*83*, at 10:00 o'clock A.M.

Carl Z...
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: *Arnold Jablon*
Zoning Commissioner Date: November 22, 1983
FROM: *Norman E. Gerber, Director*
Office of Planning and Zoning
Islamic Society of Baltimore, Maryland, Inc.
SUBJECT: *84-151-X*

This office is not opposed to the granting of this request.

NEG:JGH:cav

Norman E. Gerber per J. Howell
Norman E. Gerber
Director of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 2, 1983

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Louis L. DePazzo, Esquire
38 S. Dundalk Avenue
Baltimore, Maryland 21222

RE: Case No. 84-151-X (Item No. 78)
Petitioner - Islamic Society of Baltimore, Maryland, Inc.
Special Exception Petition

Dear Mr. DePazzo:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to locate a cemetery on this property, this hearing is required.

As indicated on the submitted site plan, planting in the buffer area is proposed along the eastern property line, while existing vegetation along the southern and western lines is being used as the required planting. This is confirmed by the note, which is located in the lower right corner of the site plan. I suggest that at the hearing, the schedule of the proposed planting and the method of reviewing the existing planting be fully discussed.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURES

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

Louis L. DePazzo, Esquire
38 S. Dundalk Avenue
Baltimore, Maryland 21222

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this day of *September*, 1983.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner
Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petitioner: *Islamic Society of Baltimore, Maryland, Inc.*
Petitioner's Attorney: *Louis L. DePazzo*

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 3, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #78 (1983-1984)
Property Owner: Islamic Society of Baltimore, Maryland, Inc.
S/S Johnnycake Rd. 516' E. from centerline
Adamsview Rd.
Acre: 7.362 District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are secured by Public Works Agreement 18104, executed in conjunction with the development of the Islamic Mosque (Project 80074), as proposed for this site.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 78 (1983-1984).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:PWR:SS

cc: Harris W. Shalowitz

L-SE Key Sheet
2 & 3 NW 25 & 26 Pos. Sheets
NW 1 G Topo
94 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 10, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 75, 76 (78) -ZAC- Meeting of September 20, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acre:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 75, 76, and 78.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

OCT. 24, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # *78*, Zoning Advisory Committee Meeting of *Sept. 20, 1983*

Property Owner: *Islamic Society of Baltimore, Maryland Inc.*

Location: *S/S Johnnycake Road* District *1st*

Water Supply *public* Sewage Disposal *public*

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 434-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 302.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of December, 1983, that the Petition for Special Exception for a cemetery, in accordance with the site plan prepared by Frank S. Lee, dated May 12, 1983, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Compliance with the comments submitted by the Health Department, dated October 24, 1983.
2. All uses shall be setback 75 feet from any property line.
3. The installation of the required plantings along the east property line and any additional plantings required along the west and south property lines shall be completed by the Fall of 1984. Such plantings shall be continuously maintained.
4. Any expansion of the cemetery area will require a public hearing.
5. Approval of the aforementioned site plan by the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of Baltimore County

Zoning Item # 78
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
 - () The results are valid until _____
 - () Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- (✓) All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (✓) Others The proposed cemetery is a needed lot at this time. No grading the filling will be allowed in the stream which flows adjacent to the proposed cemetery.

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 19, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 20, 1983

RE: Item No: 75, 76, 77 & 78
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,
Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR SPECIAL EXCEPTION

1st Election District

ZONING: Petition for Special Exception
LOCATION: South side of Johnnycake Road, 516 ft. East of Adamsview Road
DATE & TIME: Tuesday, December 13, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a cemetery

All that parcel of land in the First District of Baltimore County

Being the property of Islamic Society of Baltimore, Maryland, Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

November 29, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Islamic Society of Baltimore, MD. Inc.

Location: S/S Johnnycake Road 516' E. from centerline of Adamsview Road

Item No.: 78

Zoning Agenda: Meeting of September 20, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Planning Group
[Signature] Fire Prevention Bureau
Special Inspection Division

/mb

12/8 8-15-83

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
S/S Johnnycake Rd., 516' E of
Adamsview Rd., 1st District : OF BALTIMORE COUNTY
ISLAMIC SOCIETY OF BALTIMORE, : Case No. 84-151-X
MARYLAND, INC., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefor,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of November, 1983, a copy of the foregoing Order was mailed to Louis L. DePazzo, Esquire, 38 S. Dundalk Avenue, Baltimore, MD 21222, Petitioner's Attorney.

John W. Hessian, III
John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning..... Date: November 29, 1983.....

FROM: G. E. Burnham, Chief, Building Plans Review CEB

SUBJECT: Zoning Advisory Committee Meeting of September 20, 1983

Item #75	See Comments
Item #76	Standard Comments
Item #77	No Comments
Item #78	No Comments

CEB/vv



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 19, 1983

Louis L. DePazzo, Esquire
38 South Dundalk Avenue
Baltimore, Maryland 21222

RE: Petition for Special Exception
S/S of Johnnycake Rd., 516' E of Adamsview Rd. - 1st Election District
Islamic Society of Baltimore, Maryland, Inc. - Petitioner
NO. 84-151-X (Item No. 78)

Dear Mr. DePazzo:

I have this date passed my Order in the above captioned matter in accordance with the attached.

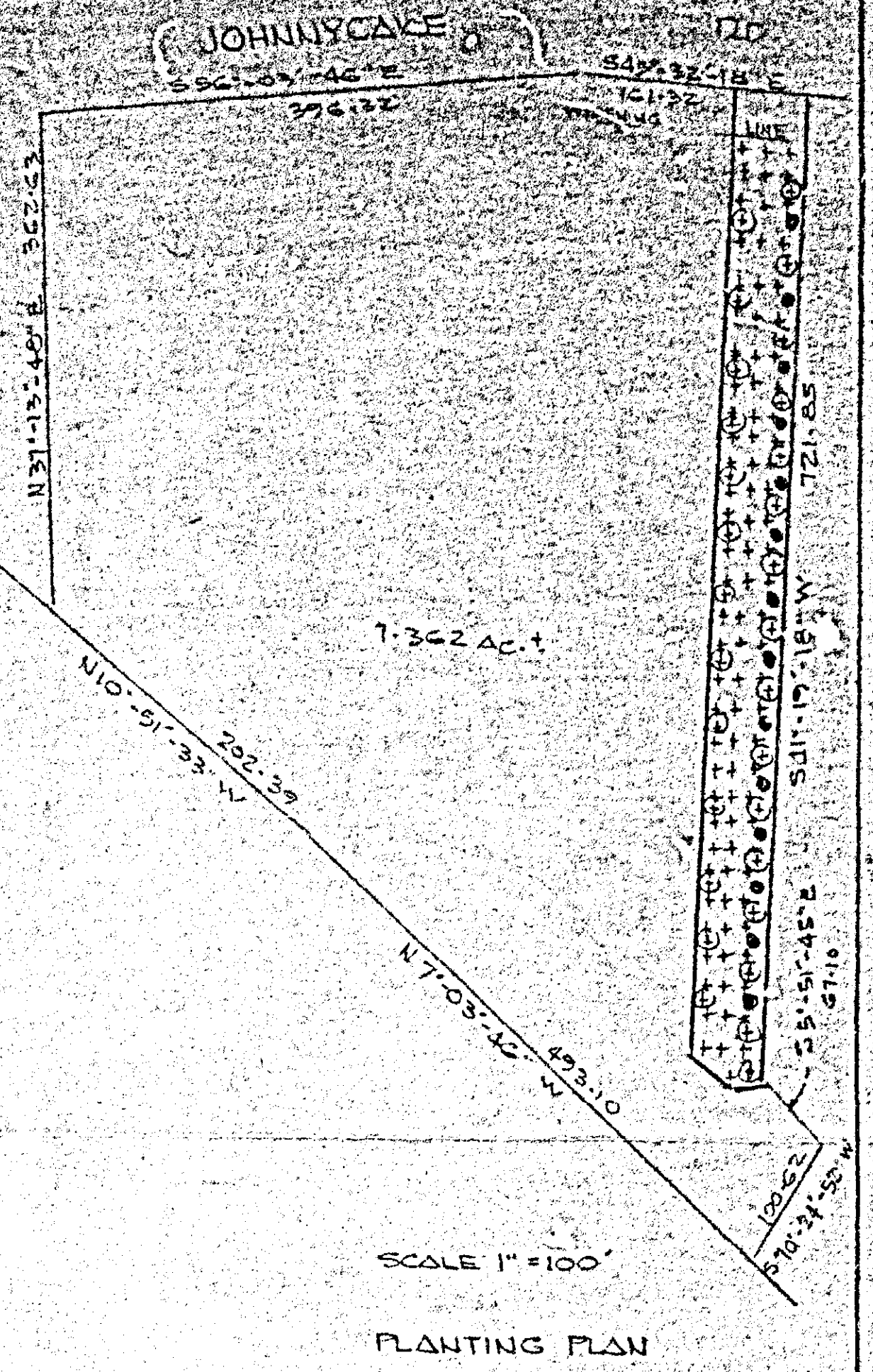
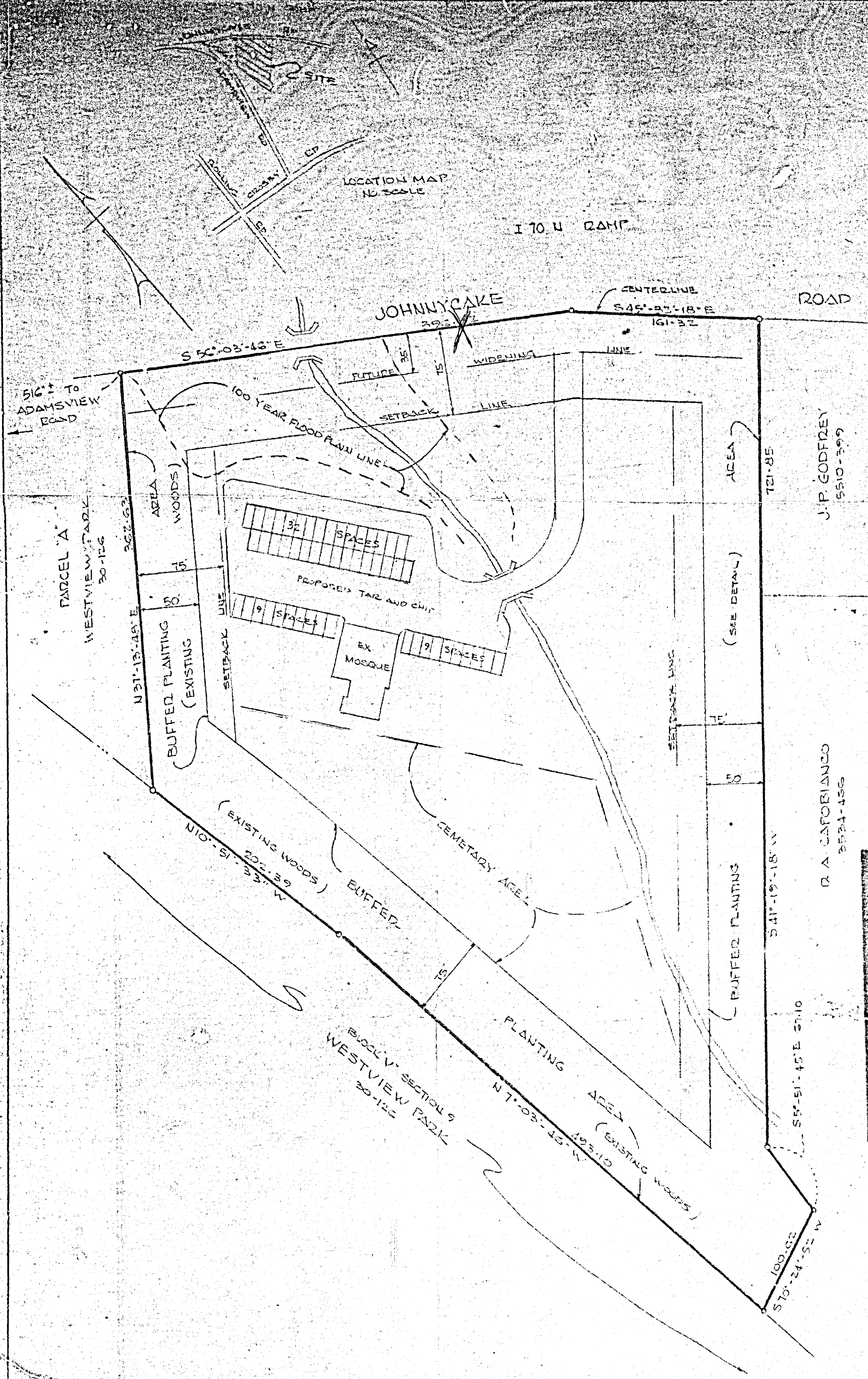
Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



- + 70% - 91 WHITE PINES (PINUS) MIN. 6' H
- ⊕ 20% - 25 SUGAR MAPLE (ACER SACCHARUM)
- 10% - 13 YEWS (TAXIS CUSPIDATA) MIN. 15' SPREAD

NOTES

On site natural vegetation in buffer areas as specified herein will be reviewed by the Planning Board, Zoning Commission or the Board of Appeals, as the case may be, during the month of January, February, and upon completion of improvements as to determine compliance with the Baltimore County Zoning Regulation Sections 1801.1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5, and 1801.1.3.1.3.5.

If on site natural vegetation is determined not to comply with the aforementioned Zoning Regulations, Owners agree to conform to said regulations by planting required in the buffer areas as to meet the County Zoning Regulation within reasonable time following written notification, but not later than the planting season and following completion of the improvements or occupancy whichever shall first occur.

If on site natural vegetation is determined to be in compliance with the aforementioned Zoning Regulations then the Owners agree to revise the Site Plan to show the location within the required buffer areas of all improvements and trees over 10' planting height to be planted within the required buffer areas.

[Signature]
 DATE: July 25, 83

EXISTING USE - MOSQUE
 PROPOSED USE - MOSQUE AND CEMETARY
 EXISTING ZONING - DR 5.5
 PROPOSED ZONING - SAME, WITH A SPECIAL EXCEPTION FOR A CEMETARY AREA OF LOT - 7.362 AC.

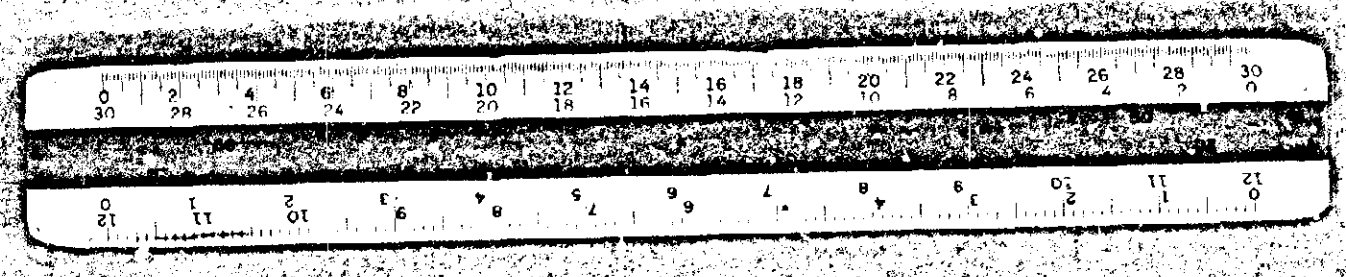
PARKING DATA

NO. OF SPACES REQ. (1 PER 6 PERSONS) (NO. OF PERSONS, 300) = 50 SPACES
 NO. OF SPACES PROVIDED = 50 SPACES

PLAT TO ACCOMPANY PETITION FOR A SPECIAL EXCEPTION FOR CEMETARY IN A RESIDENTIAL ZONE

ATTORNEY
 LOUIS L. DePAZZO
 33 S. DUNDAS AVE.
 DUNDALK, MARYLAND 21222
 288-7703

PETITIONER'S EXHIBIT 1



NOTE: THIS PLAT COMPILED FROM SURVEY BY GEORGE S. & CO. AND ALAN M. SCHWARTZ, JR., ARCHITECT

1ST DISTRICT, BALTIMORE COUNTY, MARYLAND
 SCALE 1"=50'
 DATE 5-12-83



FRANK B. LEE
 1777 NEIGHBORS AVE.
 BALTIMORE, MD. 21237
 687-6922